



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**

June 16, 2009

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

59

JUNE 16, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SURPLUS PROPERTY IN CITY OF LOS ANGELES  
DAYTON CREEK - PARCELS 3EX, 4EX, AND 4EX.1  
BELL CREEK - PARCELS 8EX.4, 8EX.5, 8EX.6, 8EX.7, AND 8EX.8  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus property along portions of Dayton Creek and Bell Creek in the City of Los Angeles to the adjacent property owners.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Dayton Creek Parcels 3EX, 4EX, and 4EX.1 and Bell Creek Parcels 8EX.4, 8EX.5, 8EX.6, 8EX.7, and 8EX.8, in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District.

3. Authorize the sale of Dayton Creek Parcels 3EX and 4EX and Bell Creek Parcel 8EX.8 to Eugene T. Ricupito and Jean Sargent for \$2,700, Dayton Creek Parcel 4EX.1 to Vishnu and Praveena R. Karra for \$2,400, Bell Creek Parcel 8EX.4 to Ronald J. and Virginia B. Selwyn for \$2,700, Bell Creek Parcel 8EX.5 to Dening Cai for \$2,700, Bell Creek Parcel 8EX.6 to Guy Langley for \$2,600, and Bell Creek Parcel 8EX.7 to Srinivas and Sridevi Ankareddy for \$2,600.
4. Instruct the Chairman to sign the Quitclaim Deeds and authorize delivery to the grantees.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommend action is to obtain your Board's approval to sell portions of the Los Angeles County Flood Control District (LACFCD) surplus property along Dayton Creek and Bell Creek to the adjacent property owners, Eugene T. Ricupito and Jean Sargent, Vishnu and Praveena R. Karra, Ronald J. and Virginia B. Selwyn, Dening Cai, Guy Langley, and Srinivas and Sridevi Ankareddy, who own single-family residences along Sale Avenue, in the City of Los Angeles.

The LACFCD acquired fee title to these parcels as part of the land needed for the Dayton Creek and Bell Creek projects. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners who requested to purchase these properties are considered to be the logical purchasers.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 3). The revenues for this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The proposed total cost of the sale in the amount of \$15,700 represents the fair market values. This amount has been paid and deposited into the LACFCD Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Dayton Creek Parcels 3EX, 4EX, and 4EX.1 and Bell Creek Parcels 8EX.4, 8EX.5, 8EX.6, 8EX.7, and 8EX.8 are located between Gault Street and Asman Avenue in the City of Los Angeles, as shown on the attached map.

Pursuant to Government Code Section 65402, notifications of the proposed sales were submitted to the appropriate agencies for their reports as to conformance with the adopted General Plan of the agencies. Since no answers were received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, Paragraph 13, of the Flood Control Act. Paragraph 13 authorizes the LAFCD, "To...sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors, said property or any interest therein, or any part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Dayton Creek or Bell Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The attached Quitclaim Deeds have been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The surplus properties under the proposed sale are incapable of independent development, in that they meet the criteria of Section 15312(1) of the CEQA guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, Appendix G.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

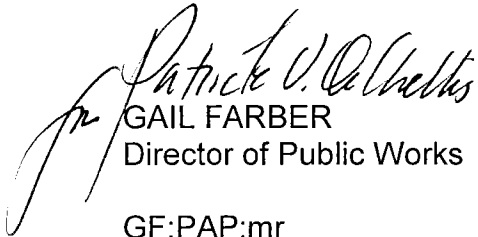
This action will eliminate the need to maintain this property and will reduce the LACFCD's costs and expenses.

The Honorable Board of Supervisors  
June 16, 2009  
Page 4

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deeds to the Department of Public Works, Mapping & Property Management Division. Retain the duplicate copies for your files.

Respectfully submitted,



GAIL FARBER  
Director of Public Works

GF:PAP:mr

Attachments (7)

c: Auditor Controller (Accounting Division - Asset Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office



ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Eugene T. Ricupito and  
Jean Sargent  
7103 Sale Avenue  
West Hills, CA 91307-2367

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to EUGENE T. RICUPITO and JEAN SARGENT, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic,

By

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

Deputy

DAYTON CREEK 3EX AND 4EX  
Includes: BELL CREEK 8EX.8  
171-RW 1.1 (Dayton Creek)  
S.D. 3 M0921004

DB:bw:P:CONF:DB-DAYTONCRK8EX.8 92508

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF LOS ANGELES   )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles



By Lachelle Amitheman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy



## EXHIBIT A

### DAYTON CREEK 3EX AND 4EX

Includes: BELL CREEK 8EX.8

171-RW 1.1 (Dayton Creek)

A.P.N. 2024-016-903 (Portion)

T.G. 529(H5)

I.M. 174-097

S.D. 3

M0921004

### LEGAL DESCRIPTION

#### PARCEL NOS. 3EX, 4EX, AND 8EX.8 (Quitclaim of portions of fee):

Those portions of those certain parcels of land in Lots 960, 962, and 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 3 (Dayton Creek) and PARCEL 4 (Dayton Creek), both in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, and PARCEL 8 – (Bell Creek), in said Final Judgment, a certified copy of which is recorded in Book 30117, page 392, of said Official Records, within the following described boundaries:

Beginning at the most southerly corner of Lot 14, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 47°01'07" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°29'54", an arc distance of 59.02 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 53°36'39" East along said last-mentioned southwesterly prolongation, a distance of 6.60 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 387 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_

SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division



ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Vishnu Karra and Praveena R. Karra  
7109 Sale Avenue  
West Hills, CA 91307-2367

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to VISHNU KARRA and PRAVEENA R. KARRA, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

Deputy

DAYTON CREEK 4EX.1  
171-RW 1.1  
S.D. 3 M0921006

DB:bw  
P:CONF:DB-QCDAYTONCREEK4X.1 92508

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

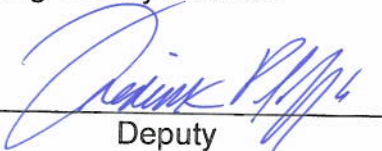
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles



(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By   
Deputy

By   
Deputy

## EXHIBIT A

### DAYTON CREEK 4EX.1

171-RW 1.1

A.P.N. 2024-016-903 (Portion)

T.G. 529(H5)

I.M. 174-097

S.D. 3

M0921006

### LEGAL DESCRIPTION

#### PARCEL NO. 4EX.1 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 960, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 4 (Dayton Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries: .

Beginning at the most southerly corner of Lot 13, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 53°36'39" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°03'09", an arc distance of 51.50 feet to the southwesterly prolongation of that certain course having a distance of 77.18 feet in the northwesterly line of said last-mentioned lot; thence North 52°37'59" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 340 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division



ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Ronald J. Selwyn  
Virginia B. Selwyn  
7077 Sale Avenue  
West Hills, CA 91307-2370

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to RONALD J. SELWYN and VIRGINIA B. SELWYN, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

Deputy

BELL CREEK  
Parcel 8EX.4  
171-RW 1.1 (Dayton Creek)  
S.D. 3 M0821016

NOTE: Acknowledgment form on reverse side.

OG:bw

P:CONF:OG-QCD BLL CYN 8EX.4.1 2909

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By LaChelle Smith  
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

### BELL CREEK 8EX.4

171-RW 1.1 (DAYTON CREEK)

A.P.N. 2024-016-903 (Portion)

T.G. 529(H5)

I.M. 174-097

S.D. 3

M0821016

### LEGAL DESCRIPTION

#### PARCEL NO. 8EX.4 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 19, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 29°41'47" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 29°40'34" West; thence northwesterly along said curve through a central angle of 3°25'36", an arc distance of 57.81 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 33°07'22" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_

SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division



ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Ms. Dening Cai  
7085 Sale Avenue  
West Hills, CA 91307-2368

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

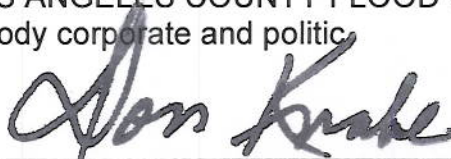
For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to DENING CAI, an unmarried woman, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By



Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District



ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Sachelle Smithman  
Deputy

BELL CREEK  
Parcel 8EX.5  
171-RW 1.1 (Dayton Creek)  
S.D. 3 M0821017

KR:bw  
P:CONF:KR-QCDBELLCREEK8EX.5 81808

NOTE: Acknowledgment form on reverse side.



STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smithman  
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

**BELL CREEK 8EX.5**  
171-RW 1.1 (DAYTON CREEK)  
A.P.N. 2024-016-903 (Portion)  
T.G. 529(H5)  
I.M. 174-097  
S.D. 3  
M0821017

### LEGAL DESCRIPTION

**PARCEL NO. 8EX.5** (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southerly corner of Lot 17, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 36°25'10" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point in a non-tangent curve concave to the northeast and having a radius of 966.59 feet, a radial of said curve to said point bears South 36°24'00" West; thence northwesterly along said curve through a central angle of 3°25'35", an arc distance of 57.80 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 39°50'44" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to the curved southwesterly line of said last-mentioned lot; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 380 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division

ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mr. Guy Langley  
7081 Sale Avenue  
West Hills, CA 91307-2368

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to GUY LANGLEY, a married man, as his sole and separate property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By *Don Krabe*  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By *Lachelle Amitherman*  
Deputy

BELL CREEK  
Parcel 8EX.6  
171-RW 1.1 (Dayton Creek)  
S.D. 3 M0921002

NOTE: Acknowledgment form on reverse side.



STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smithman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smithman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

**BELL CREEK 8EX.6**  
171-RW 1.1 (DAYTON CREEK)  
A.P.N. 2024-016-903 (Portion)  
T.G. 529(H5)  
I.M. 174-097  
S.D. 3  
M0921002

### LEGAL DESCRIPTION

**PARCEL NO. 8EX.6** (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 18, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 33°07'22" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°17'50", an arc distance of 55.63 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 36°25'10" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said southwesterly line; thence southeasterly along said southwesterly line to the point of beginning.

Containing: 365 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division



ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mr. and Mrs. Srinivas Ankareddy  
7089 Sale Avenue  
West Hills, CA 91307-2368

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-903 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to SRINIVAS ANKAREDDY and SRIDEVI ANKAREDDY, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated 6-16-09

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By *Don Krabe*  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District



(LACKED SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By *Lachelle Smitherman*  
Deputy

BELL CREEK  
Parcel 8EX.7  
171-RW 1.1 (Dayton Creek)  
S.D. 3 M0921005

NOTE: Acknowledgment form on reverse side.

OG:bw

P:CONF:OG-QCD BLL CRK 8EX.7.1 RVSD 41309



STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of June, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Amithuman  
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,  
  
\_\_\_\_\_, 20\_\_\_\_.  
  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division  
  
Supervising Title Examiner  
  
By \_\_\_\_\_

## EXHIBIT A

### BELL CREEK 8EX.7

171-RW 1.1 (DAYTON CREEK)

A.P.N. 2024-016-903 (Portion)

T.G. 529(H5)

I.M. 174-097

S.D. 3

M0921005

### LEGAL DESCRIPTION

#### PARCEL NO. 8EX.7 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 16, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 39°50'44" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a curve concentric with and 6.59 feet southwesterly, measured radially from that certain 960-foot radius curve in the southwesterly line of said last-mentioned lot; thence northwesterly along said concentric curve through a central angle of 3°21'12", an arc distance of 56.57 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 43°11'53" East along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly along said curved southwesterly line to the point of beginning.

Containing: 371 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_

SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division